#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address	2/113 Channel Street, Cohuna Vic 3568
Including suburb or	
locality andpostcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$185,000

#### Median sale price

Median price	\$178,000	Hou	ıse X		Unit		Suburb or locality	Cohuna
Period - From	01/10/2017	to	30/09/2018	,		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1c Mead St COHUNA 3568	\$178,000	29/06/2018
2	109 Channel St COHUNA 3568	\$175,000	01/08/2018
3	26a Channel St COHUNA 3568	\$155,000	22/05/2018

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.







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Property Type: Townhouse

(Single)

Agent Comments

**Indicative Selling Price** \$185,000 **Median House Price** 

Year ending September 2018: \$178,000

## Comparable Properties



1c Mead St COHUNA 3568 (REI/VG)

**-**2

**6** 

Price: \$178.000 Method: Private Sale Date: 29/06/2018

Rooms: -

Property Type: Unit

Land Size: 335 sqm approx

**Agent Comments** 

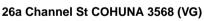
109 Channel St COHUNA 3568 (VG)

**1** 2



Price: \$175,000 Method: Sale Date: 01/08/2018 Rooms: -

Property Type: House (Res) Land Size: 1489 sqm approx Agent Comments









Price: \$155,000 Method: Sale Date: 22/05/2018

Rooms: -

Property Type: House (Res) Land Size: 402 sqm approx

**Agent Comments** 

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